

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
E/S Winterset Avenue, 150 ft.	* ZONING COMMISSIONER
S of c/l Old Forest Road	
7913 Winterset Avenue	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 96-157-A
Henry Lehmann, Trustee, et ux	
Petitioners	*
* * * * *	* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Henry Lehmann, Trustee and Elizabeth Lehmann, his wife, Trustee, for that property known as 7913 Winterset Avenue in the Dumbarton Heights subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (attached garage) with a side yard setback of 3 ft., in lieu of the required 15 ft., and a 31 ft. front yard setback, in lieu of the average 40 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING

Date

By

11/16/95
M. J. [Signature]

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

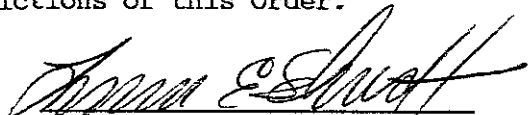
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (attached garage) with a side yard setback of 3 ft., in lieu of the required 15 ft., and a 31 ft. front yard setback, in lieu of the average 40 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. and Mrs. Henry Lehmann .
2705 Steele Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 96-157-A
Property: 7913 Winterset Avenue

Dear Mr. and Mrs. Lehmann:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

96-157-A
to the Zoning Commissioner of Baltimore County

for the property located at 7913 Winterset Ave, Baltimore
which is presently zoned DR2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.B. (205.3, R.20) to permit a 3 ft. side yard in lieu of 15 ft. and a 31 ft. front setback in lieu of the average 40 ft. (303.1)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

We wish to add an attached garage for safety. Because of large trees on lot which should not be destroyed, the only feasible location requires permission to reduce side set back on lot. Thirty feet (30') remain between the houses.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No

City State Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: 227K

DATE: 10/18/95

ESTIMATED POSTING DATE: 10/29/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 165

Affidavit in support of 96-157-A Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto

That the Affiant(s) does/do presently reside at 7913 Winterset Ave
address
Baltimore MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

For personal safety, we wish to add an attached garage
to home. The only feasible location is to extend the
garage ten feet toward 7915 Winterset. This will
reduce side setback to 3.4'. However distance to
house at 7915 will still be 30'

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Henry Lehmann
(signature)
HENRY LEHMANN
(type or print name)



Elizabeth Lehmann
(signature)
ELIZABETH LEHMANN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 13 day of Oct, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Henry Lehmann Elizabeth Lehmann

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

10/18/95
date

[Signature]
NOTARY PUBLIC

My Commission Expires 11-1-95

NOTARY PUBLIC

#165
96-157-A

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7913 Winterset Ave., Baltimore
(address)

Beginning at a point on the east side of _____
(north, south, east or west) (name of

Winterset Avenue which is fifty feet
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 150 ft south of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street

(name of street)

which is fifty feet wide. *Being Lot # 7,
(number of feet of right-of-way width)

Block C, Section # 1 in the subdivision of Dumbarton Heights
(name of subdivision)

as recorded in Baltimore County Plat Book # 26, Folio # 44, containing

20,000. Also known as 7913 Winterset Ave
(square feet or acres) (property address)

and located in the 3 Election District, 3 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

96-157-A

DATE 10/18/95

ACCOUNT 01-615

By: MTK
Item: 165

AMOUNT \$ 85.00

7913 Winterset Ave

RECEIVED
FROM:

Lehmann, Henry -

610 - Res Var. - \$ 50.00

000 - 1 sign prot. - \$ 35.00

\$ 85.00

FOR:

6123170068NICHRC
BA 0011652M10-13-95

\$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 165 Petitioner: Henry Lehmann

Location: 7913 Winterset Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Henry Lehmann

ADDRESS: 7913 Winterset Ave

Balto. MD 21208

PHONE NUMBER: (410) 358-6256





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-157-A (Item 165)
7913 Winterset Avenue
E/S Winterset Avenue, 150' S of c/l Old Forest Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Henry and Elizabeth Lehmann





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Mr. and Mrs. Henry Lehmann
7913 Winterset Avenue
Baltimore, MD 21208

RE. Item No.: 165
Case No.: 96-157-A
Petitioner: H. Lehmann, et ux

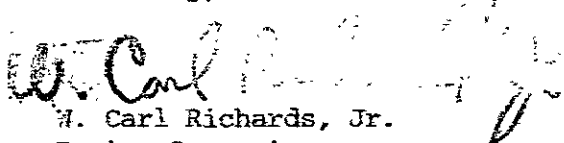
Dear Mr. and Mrs. Lehmann:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 18 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshall's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 165, 166,
167, 168, 169 & 171.

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, ME-11025

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 6, 1995
Zoning Administration and Development Management

FROM: *pub* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 8, 1995
Items 163, 165, 166, 167, 168, and 169 ✓

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

PETITION PROBLEMS

#162 — MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 — JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 — MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 — JLL

1. No review information on bottom of petition form.

#169 — RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 — MJK

1. No telephone number for legal owner.

#171 — MJK

1. Notary section is incomplete.

HENRY & ELIZABETH LEHMANN

2705 Steele Road
Baltimore MD 21209
tel (410) 358-6256

165

October 8, 1995

Dear Neighbor:

We have just moved to Baltimore to be close to our children and grandchildren. We have just returned to the East after living eight years in the Palo Alto area of California where we ran a *computer manufacturing business*. We are currently living on Steele Road in a house which we have owned for a while and which has been used by one of our sons and his family

We have purchased the property at 7913 Winterset Avenue from the Zinreich family

We would like to make some modifications to the house to suit our lifestyle

We will extend the house to the North to enclose what is now most of the carport, to add room to the kitchen and enlarge the dining room. And we plan to add a two-car garage which will enclose part of the current carport and part of the current second driveway.

This garage requires a variance from the county, as it will result in less side clearance than is standard for the area. However, the garage will not cover more than the current double driveway and the 30 feet separation between 7915 and the 7913 Winterset driveway will be maintained, as is shown in the attached drawings and photographs

We really want the garage for the safety it provides us when we come home at night and to permit storage of garden and automobile equipment to keep the house area looking tidy

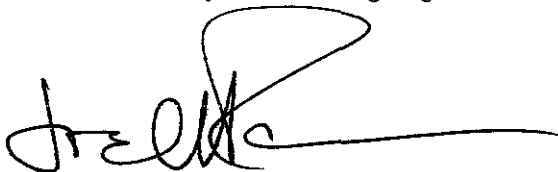
We believe that this \$100,000 improvement to an already beautiful house will increase the property values in the neighborhood and is similar to what others have done in the area

We look forward to being your neighbors and hope that you will support this modification and will not be upset by the construction which will be going on for a short time this fall.

Thank you very much for your support

Liz and Henry Lehmann

We have no objection to the garage construction plan



Name

7912 WINTERSET AVE 21208

Address

Date: 10/15/95

HENRY & ELIZABETH LEHMANN

2705 Steele Road
Baltimore, MD 21209
tel: (410) 358-6256

165

October 8, 1995

Dear Neighbor:

We have just moved to Baltimore to be close to our children and grandchildren. We have just returned to the East after living eight years in the Palo Alto area of California where we ran a computer manufacturing business. We are currently living on Steele Road in a house which we have owned for a while and which has been used by one of our sons and his family.

We have purchased the property at 7913 Winterset Avenue from the Zinreich family.

We would like to make some modifications to the house to suit our lifestyle.

We will extend the house to the North to enclose what is now most of the carport, to add room to the kitchen and enlarge the dining room. And we plan to add a two-car garage which will enclose part of the current carport and part of the current second driveway.

This garage requires a variance from the county, as it will result in less side clearance than is standard for the area. However, the garage will not cover more than the current double driveway and the 30 feet separation between 7915 and the 7913 Winterset driveway will be maintained, as is shown in the attached drawings and photographs.

We really want the garage for the safety it provides us when we come home at night and to permit storage of garden and automobile equipment to keep the house area looking tidy.

We believe that this \$100,000 improvement to an already beautiful house will increase the property values in the neighborhood and is similar to what others have done in the area.

We look forward to being your neighbors and hope that you will support this modification and will not be upset by the construction which will be going on for a short time this fall.

Thank you very much for your support.

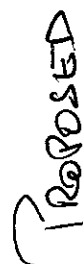
Liz and Henry Lehmann

We have no objection to the garage construction plan:

Johanna + Barbara Spalding
Name

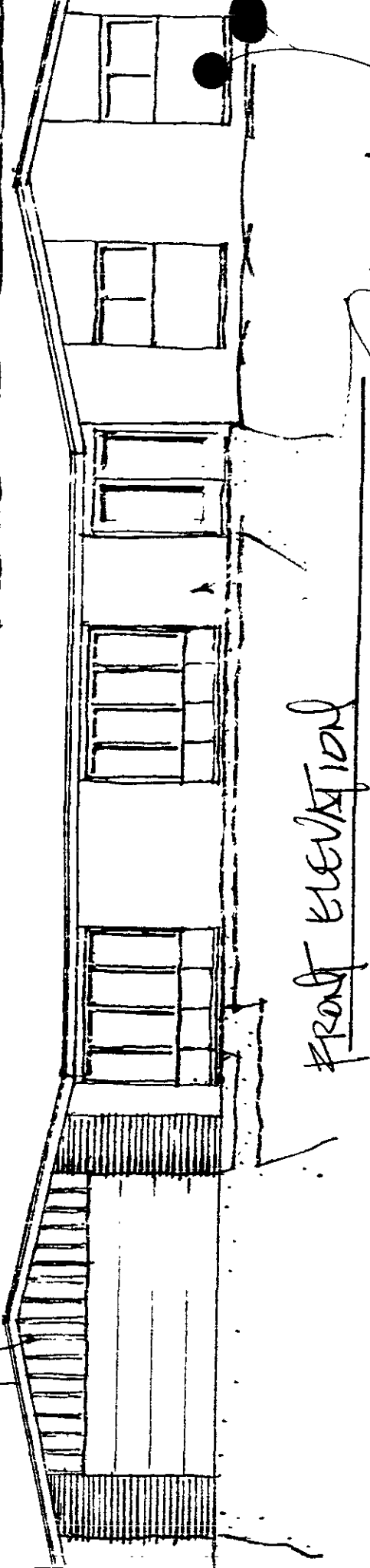
7911 Winterset Ave.
Address 21208

Date: 10/11/95



PROPOSED

NEW PORCH AND PARTIAL
OR T-1-4

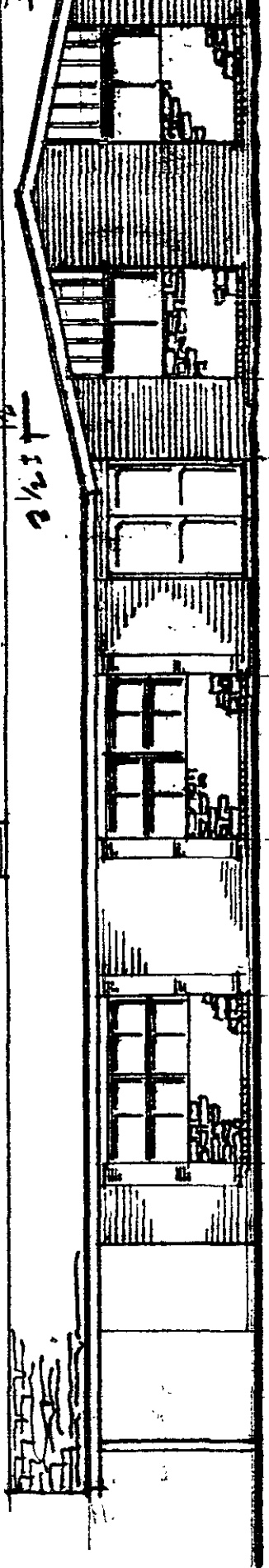


FRONT ELEVATION

EXISTING

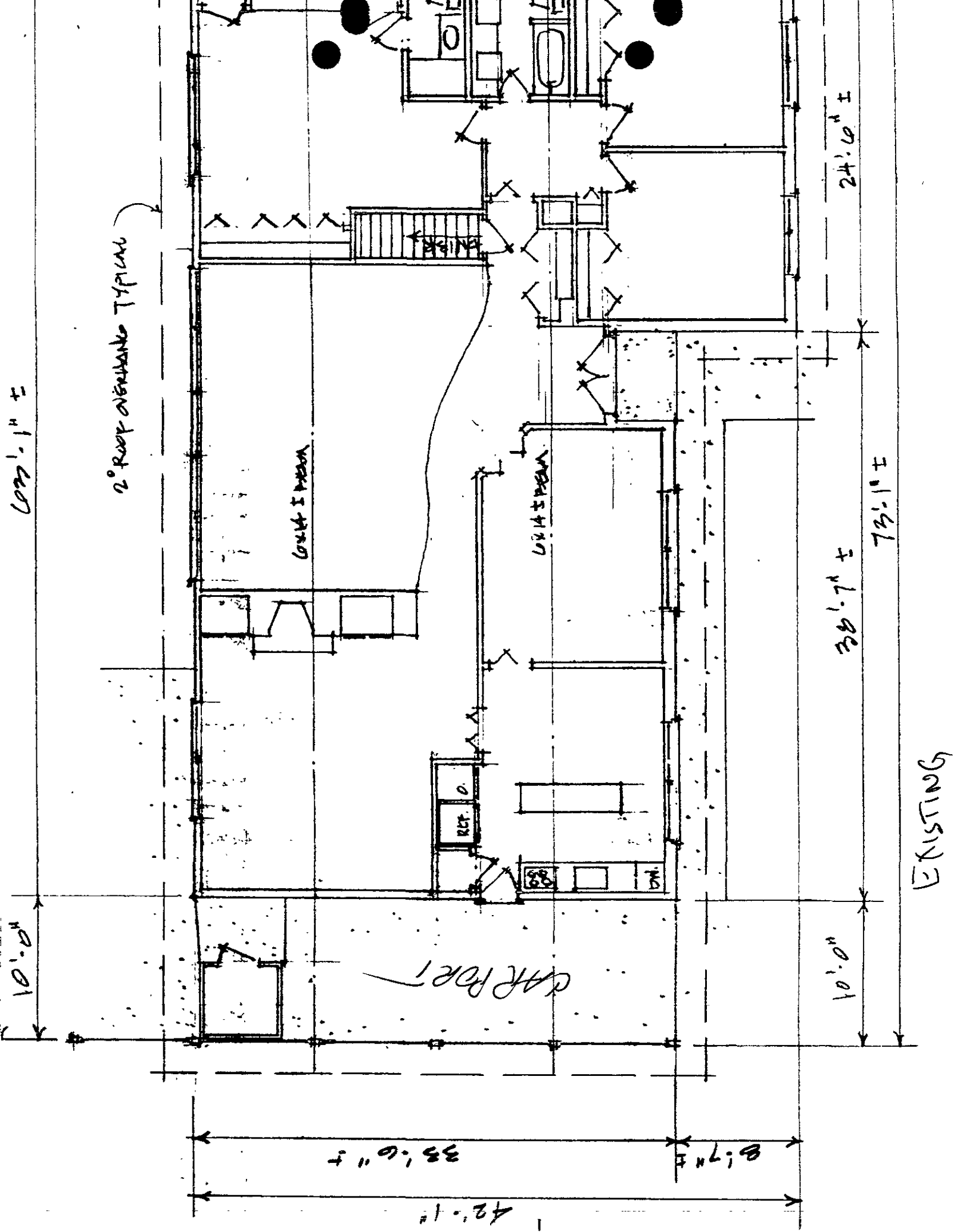
11.00m

CURRENT



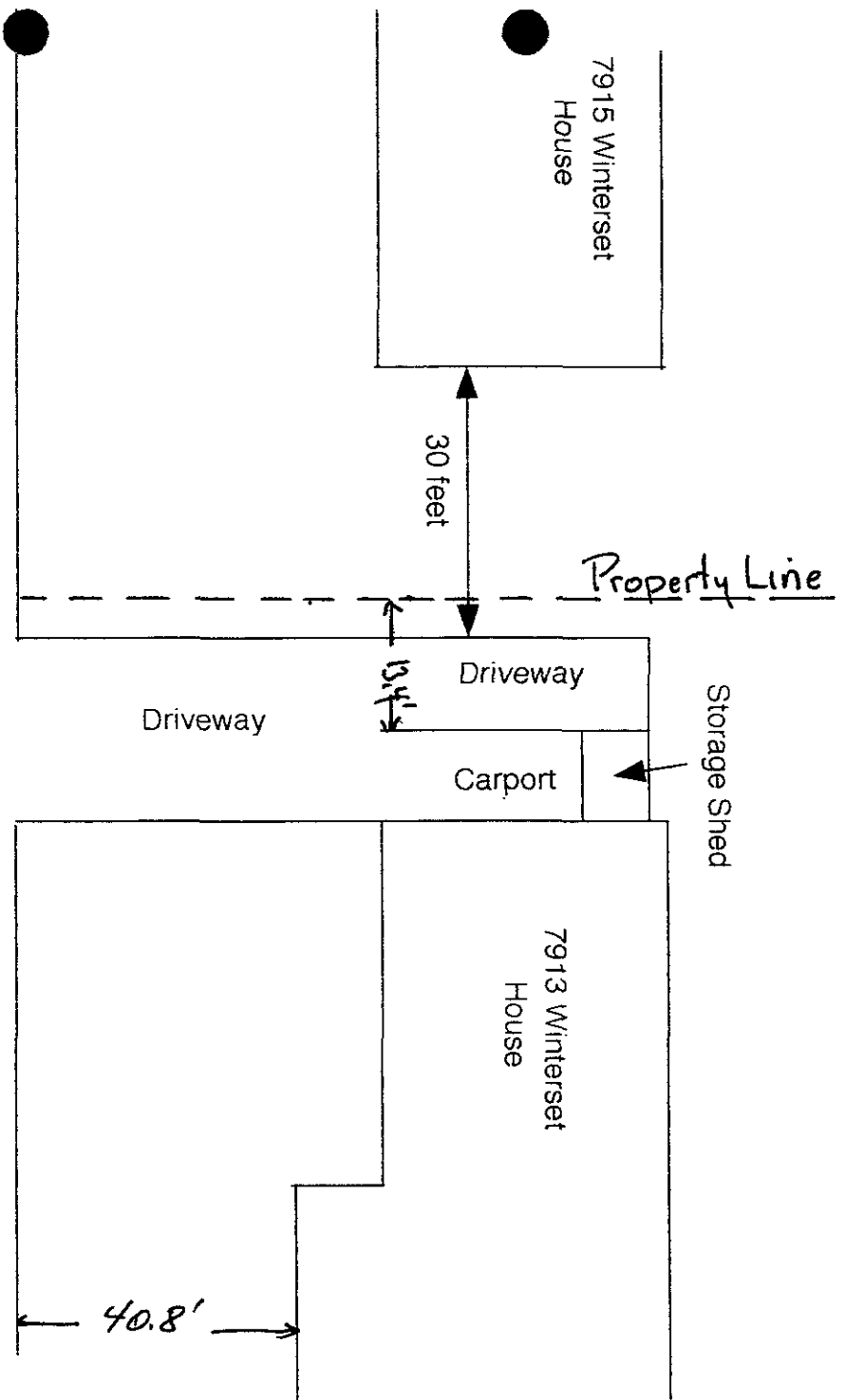
FRONT ELEVATION

3 1/2 ft



96-157-A

165



7913 Winterset Avenue
Current House

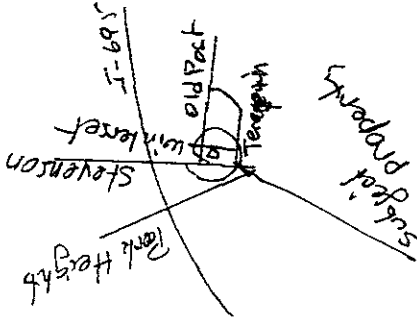
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 7913 Winterset Ave. see pages 5 & 6 of the CHECKLIST for additional required information

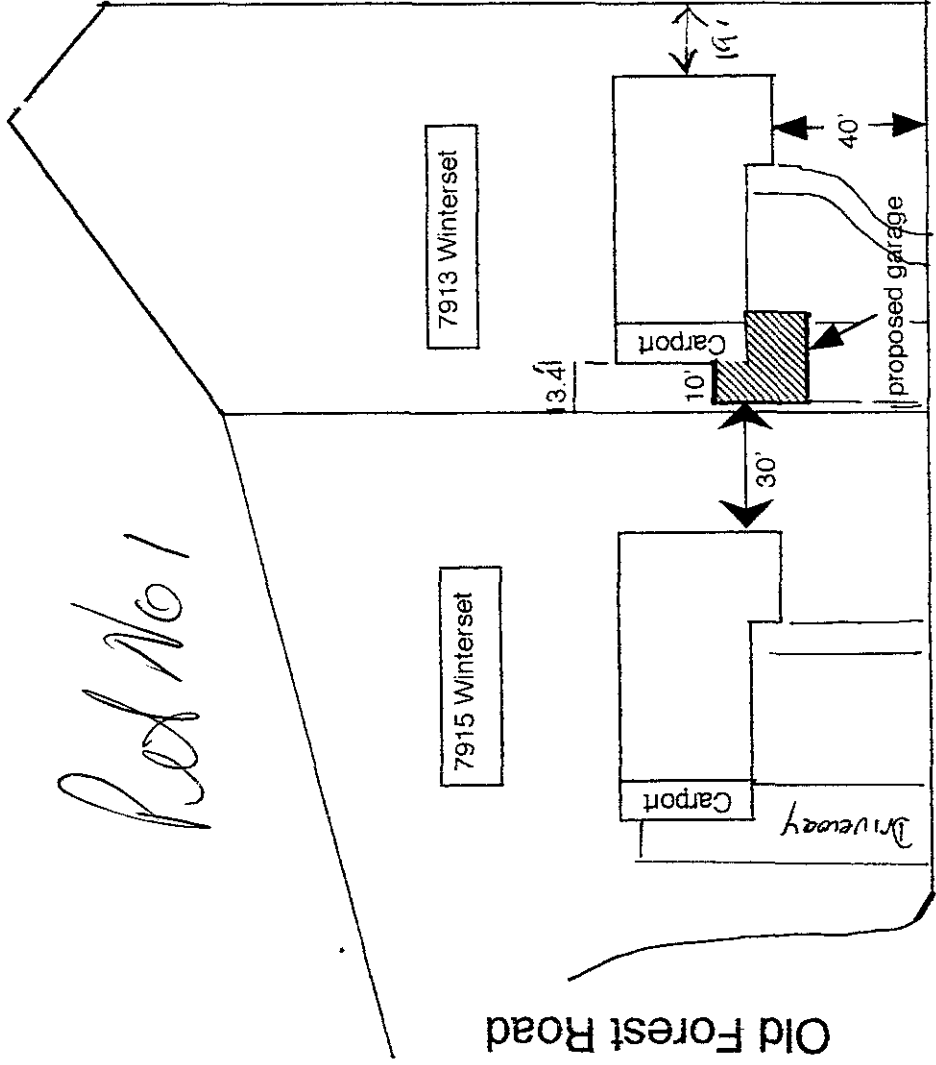
Subdivision name: Dumbarton Heights 96-157-A

plat book # 26, folio # 44, lot # 7, section # 2

OWNER: Henry + Elizabeth Lehmann rev trust of 1991



Vicinity Map
North
scale: 1"=1000'



Winterset Avenue

Scale of Drawing: 1"= 50'

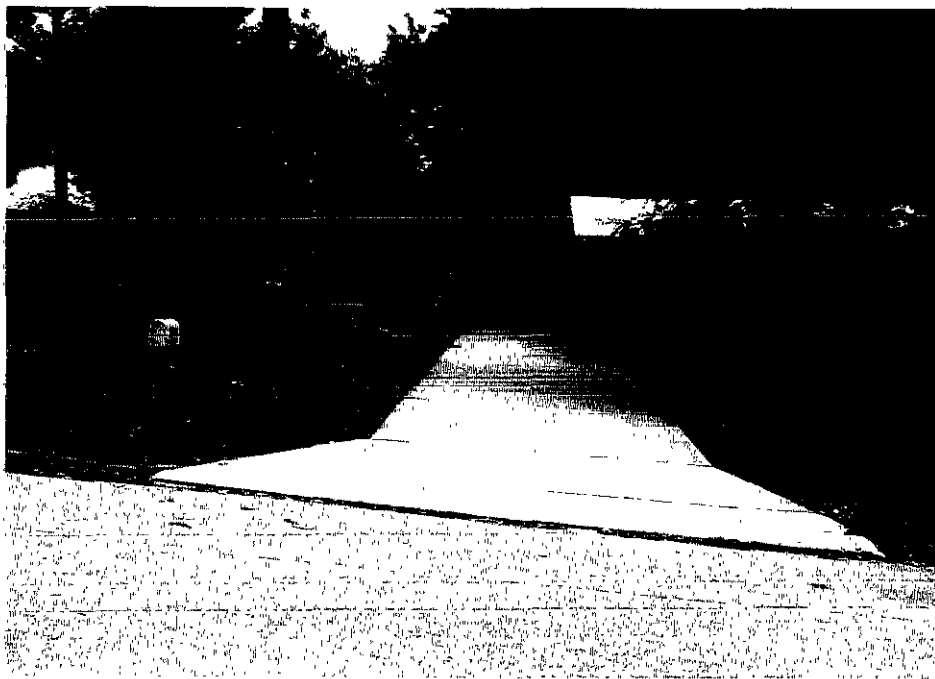
LOCATION INFORMATION

Election District: 3
Councilmanic District: 3
1"=200' scale map #: NW 85
Zoning: DR2
Lot size: 0.5 acreage ≈ 20,000 square feet
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

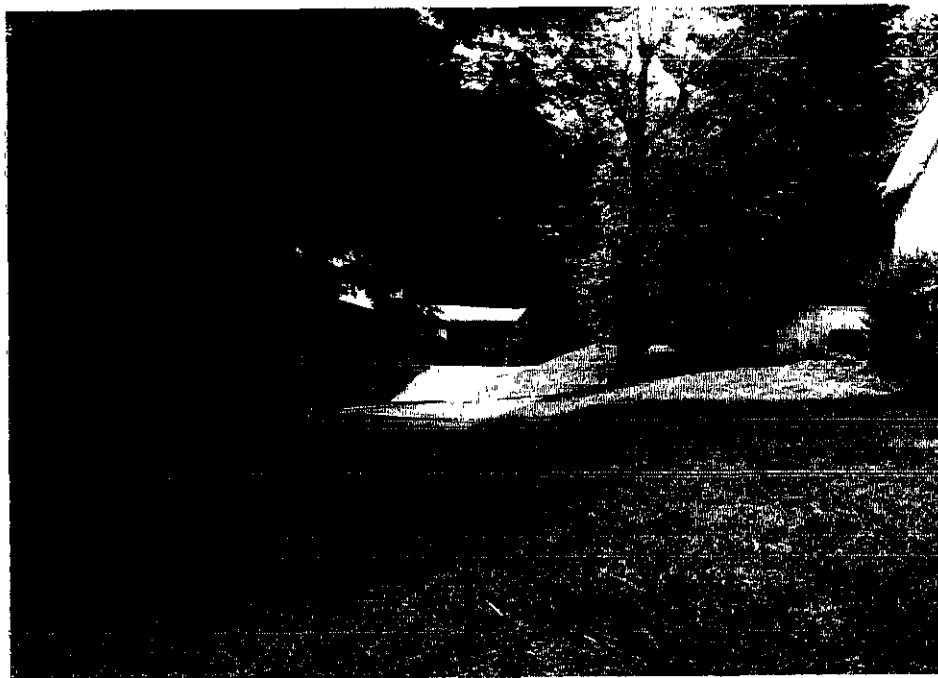
Zoning Office USE ONLY!

reviewed by: ML ITEM #: 165 CASE #:

North
date: 10/12/95
prepared by: ML

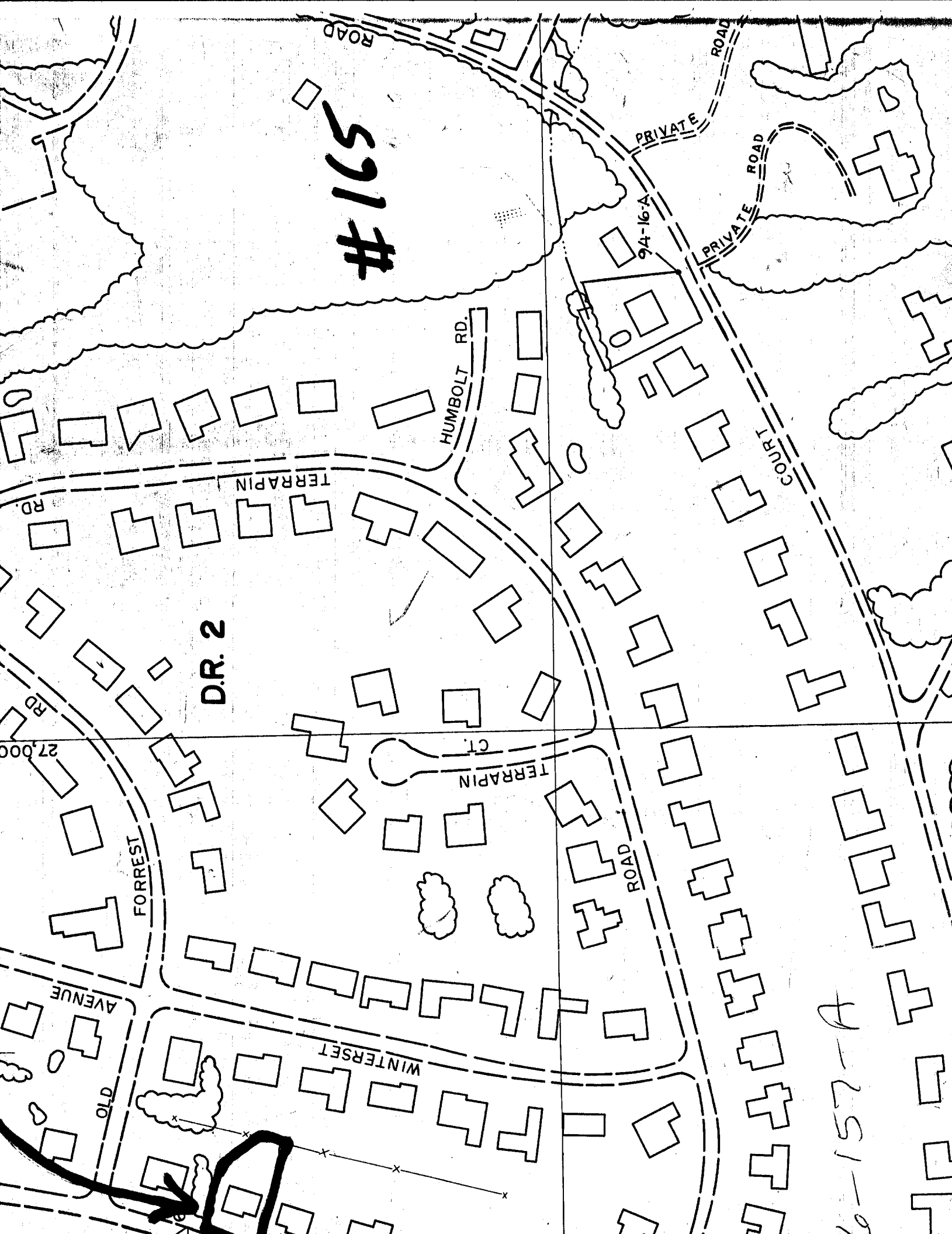


View from front of 7913 Winterset. Garage will not extent beyond current driveway.



View from rear of house showing driveway which will become garage and the space between 7913 and 7915 Winterset

7913-165



591#

DR. 2

10-157-A

ROAD

PRIVATE

ROAD

ROAD

PRIVATE

94-16-A

HUMBOLT RD.

TERRAPIN

RD.

COUR 1

TERRAPIN CT.

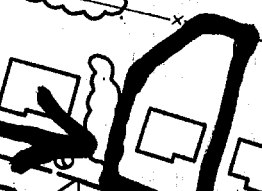
ROAD

FORREST

AVENUE

OLD

WINTERSET



IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
8/8 Winterset Avenue, 150 ft.
S of c/l Old Forest Road
7913 Winterset Avenue
3rd Election District
2nd Councilmanic District
Henry Lehmann, Trustee, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-157-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Henry Lehmann, Trustee and Elizabeth Lehmann, his wife, Trustee, for that property known as 7913 Winterset Avenue in the Dumbarton Heights subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (attached garage) with a side yard setback of 3 ft., in lieu of the required 15 ft., and a 31 ft. front yard setback, in lieu of the average 40 ft. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of November, 1995 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (attached garage) with a side yard setback of 3 ft., in lieu of the required 15 ft., and a 31 ft. front yard setback, in lieu of the average 40 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 14, 1995

Mr. and Mrs. Henry Lehmann
2705 Steele Road
Baltimore, Maryland 21209

RE: Petition for Administrative Variance
Case No. 96-157-A
Property: 7913 Winterset Avenue

Dear Mr. and Mrs. Lehmann:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County
for the property located at 7913 Winterset Ave, Baltimore

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, hereby petition for a Variance from Section 1802.3.B (205.3, R.20) to permit a 3 ft. side yard in lieu of 15 ft. and a 31 ft. front setback in lieu of the average 40 ft. (303.1)

We wish to add an attached garage for safety. Because of large trees on lot which should not be destroyed, the only feasible location requires permission to reduce side set back on lot. Thirty feet (30') remain between the houses. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

CONTR: Purchaser/Lessee
Type of Petitioner:
Signature:
Address:
City: State: Zip Code:
Address for Petitioner:
Type of Petitioner:
Signature:
Address:
City: State: Zip Code:

Legal Owner(s):
Signature:
Signature:
Signature:
7913 Winterset Ave
Baltimore MD 21209
or temporary residence
2705 Steele Rd
Baltimore MD, 21209

RECEIVED BY: 7/11/95
DATE: 10/13/95
ESTIMATED POSTING DATE: 10/24/95

Printed with Soybean Ink
on Recycled Paper
ITEM #: 165

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 7913 Winterset Ave, Baltimore MD 21209

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate variance or remove affidavit)
For personal safety, we wish to add an attached garage to home. The only feasible location is to extend the garage ten feet toward 7913 Winterset. This will reduce side set back to 3 ft. However distance to house at 7915 will still be 30'

That Affiant(s) acknowledge(s) that if a petition is filed, Affiant(s) will be required to pay a reposting and advertising fee and to be required to provide additional information.
Henry Lehmann
Elizabeth Lehmann

STATE OF MARYLAND, COUNTY OF BALTIMORE, I, Henry Lehmann, Elizabeth Lehmann, do hereby certify, this 13th day of October, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.
AS WITNESS my hand and Notarial Seal.
10/18/95
My Commission Expires 11-1-95

EXAMPLE 3 - Zoning Description

Three copies of the zoning description of your property are required. This is a sample to help you with the description. DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 7913 Winterset Ave, Baltimore (address)
Beginning at a point on the east side of (name of street) (north, south, east or west) which is Fifty feet wide. (number of feet of right-of-way width) street on which property fronts) (number of feet of right-of-way width) wide at the distance of 150 ft south of the (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street (name of street) which is Fifty feet wide. (number of feet of right-of-way width) Block C, Section 1 in the subdivision of Dumbarton Heights as recorded in Baltimore County Plat Book 24 Folio 44, containing 20,000. Also known as 7913 Winterset Ave (square feet or acres) (property address) and located in the 3 Election District, 3 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber, Folio, " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 87.2 ft., S. 62° 19' 00" W. 318 ft., and N. 03° 15' 22" W. 80 ft. to the place of beginning.

CP/RES10 (TYSOPH1)
REVISED 5/16/94

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 96-157-A 000000
DATE 10/13/95 ACCOUNT 01-615
13: 7913 Winterset Ave
In: 165 AMOUNT \$ 85.00
RECEIVED FROM: Lehmann, Henry - 7913 Winterset Ave
010-Res Var. - \$ 50.00
000-180n Pet. - \$ 35.00
FOR: 01A01H000A01H00C
BA 0010350A110-18-95 \$85.00
VALIDATION OR SIGNATURE OF CASHIER

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

For newspaper advertising:
Item No.: 165 Petitioner: Henry Lehmann
Location: 7913 Winterset Avenue
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Henry Lehmann
ADDRESS: 7913 Winterset Ave
Baltimore MD 21208
PHONE NUMBER: (410) 258-5256

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 25, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-157-A (Item 165)
7913 Winterset Avenue
E/S Winterset Avenue, 150' S of c/1 Old Forest Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before October 29, 1995. The closing date (November 13, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Henry and Elizabeth Lehmann



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 1995

Mr. and Mrs. Henry Lehmann
7913 Winterset Avenue
Baltimore, MD 21208

RE: Item No.: 165
Case No.: 96-157-A
Petitioner: H. Lehmann, et ux

Dear Mr. and Mrs. Lehmann:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 18 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 10/30/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1115

RE: Property Owners: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 30, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Settlement

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected and filed into the final plans for the property.

B. The Fire Department has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 162, 163, 164, 165, 167, 168, 169, 171.

REVIEWER: LT. ROBERT E. BAUMANN
Fire Department, Room 107-1001, NEW YORK

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 31, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 161, 162, 163, 164, 165, 167, 168, 169, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol L. Long

PK/JL

ITEM161/PZONE/ZAC1

PETITION PROBLEMS

#162 -- MJK

1. Receipt was not given to petitioner or attorney; still in folder.

#163 -- JRA

1. No zoning indicated on petition form.
2. No zip code for legal owner.

#165 -- MJK

1. Henry & Elizabeth Lehmann are trustees for who?
2. Need documentation that Henry & Elizabeth are trustees for whoever.
3. No telephone number for legal owner.

#168 -- JLL

1. No review information on bottom of petition form.

#169 -- RT

1. No review information on bottom of petition form.
2. Need attorney - legal owner is incorporated.

#170 -- MJK

1. No telephone number for legal owner.

#171 -- MJK

1. Notary section is incomplete.

HENRY & ELIZABETH LEHMANN

2705 Steele Road
Baltimore, MD 21209
tel: (410) 358-6256

#165

October 8, 1995

Dear Neighbor:

We have just moved to Baltimore to be close to our children and grandchildren. We have just returned to the East after living eight years in the Palo Alto area of California where we ran a computer manufacturing business. We are currently living on Steele Road in a house which we have owned for a while and which has been used by one of our sons and his family.

We have purchased the property at 7913 Winterset Avenue from the Zinreich family.

We would like to make some modifications to the house to suit our lifestyle.

We will extend the house to the North to enclose what is now most of the carport, to add room to the kitchen and enlarge the dining room. And we plan to add a two-car garage which will enclose part of the current carport and part of the current second driveway.

This garage requires a variance from the county, as it will result in less side clearance than is standard for the area. However, the garage will not cover more than the current double driveway and the 30 feet separation between 7915 and the 7913 Winterset driveway will be maintained, as is shown in the attached drawings and photographs.

We really want the garage for the safety it provides us when we come home at night and to permit storage of garden and automobile equipment to keep the house area looking tidy.

We believe that this \$100,000 improvement to an already beautiful house will increase the property values in the neighborhood and is similar to what others have done in the area.

We look forward to being your neighbors and hope that you will support this modification and will not be upset by the construction which will be going on for a short time this fall.

Thank you very much for your support.

Liz and Henry Lehmann

We have no objection to the garage construction plan

Henry & Elizabeth Lehmann

Name

7912 WINTERSET AVE 21208

Address

Date:

10/15/95

HENRY & ELIZABETH LEHMANN

2705 Steele Road
Baltimore, MD 21209
tel: (410) 358-6256

#165

October 8, 1995

Dear Neighbor:

We have just moved to Baltimore to be close to our children and grandchildren. We have just returned to the East after living eight years in the Palo Alto area of California where we ran a computer manufacturing business. We are currently living on Steele Road in a house which we have owned for a while and which has been used by one of our sons and his family.

We have purchased the property at 7913 Winterset Avenue from the Zinreich family.

We would like to make some modifications to the house to suit our lifestyle.

We will extend the house to the North to enclose what is now most of the carport, to add room to the kitchen and enlarge the dining room. And we plan to add a two-car garage which will enclose part of the current carport and part of the current second driveway.

This garage requires a variance from the county, as it will result in less side clearance than is standard for the area. However, the garage will not cover more than the current double driveway and the 30 feet separation between 7915 and the 7913 Winterset driveway will be maintained, as is shown in the attached drawings and photographs.

We really want the garage for the safety it provides us when we come home at night and to permit storage of garden and automobile equipment to keep the house area looking tidy.

We believe that this \$100,000 improvement to an already beautiful house will increase the property values in the neighborhood and is similar to what others have done in the area.

We look forward to being your neighbors and hope that you will support this modification and will not be upset by the construction which will be going on for a short time this fall.

Thank you very much for your support.

Liz and Henry Lehmann

We have no objection to the garage construction plan

Henry & Elizabeth Lehmann

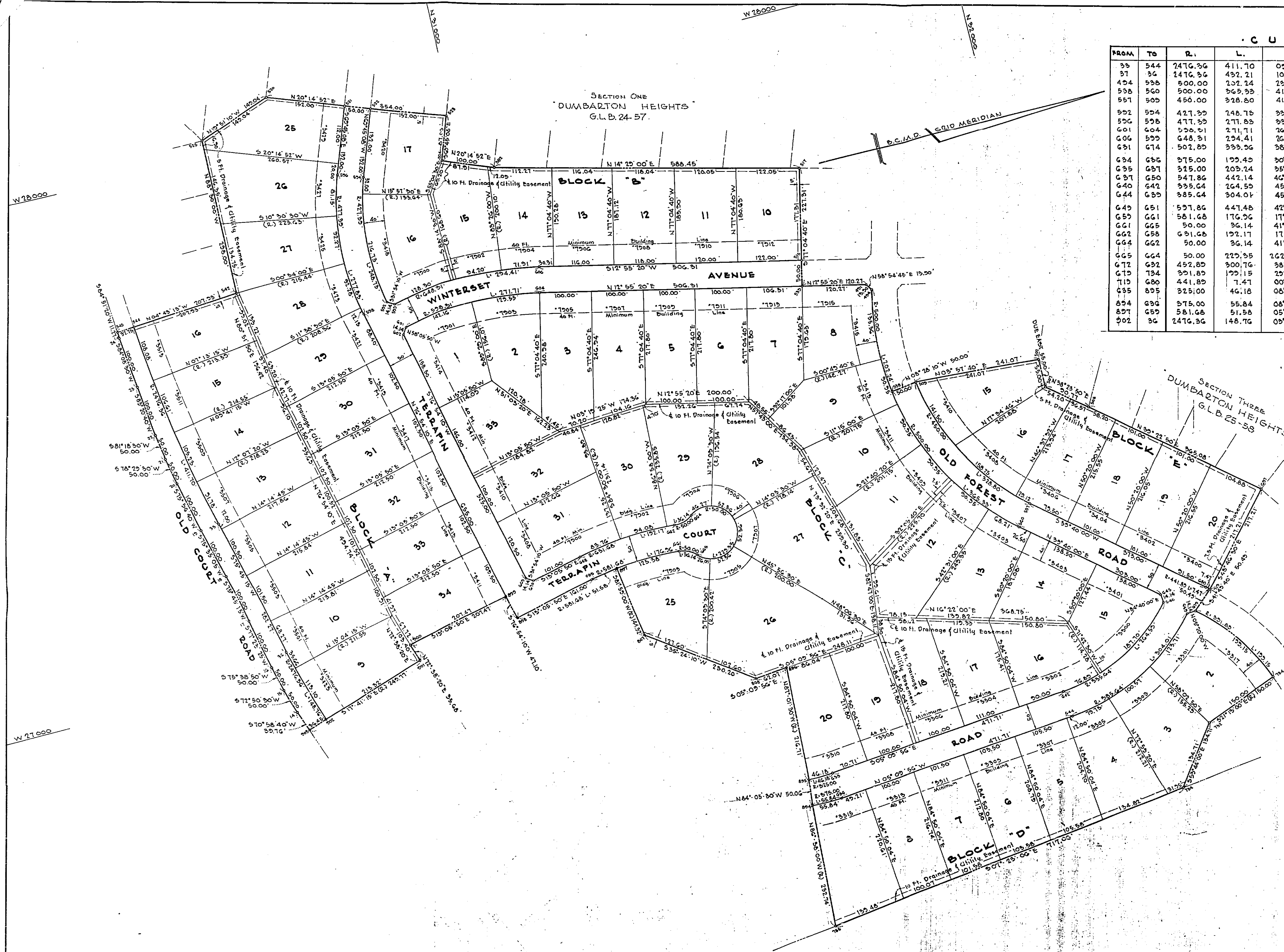
Name

7911 WINTERSET AVE

Address

Date:

10/14/95



CURVES

FROM	TO	R.	L.	Δ	T.D.	CHORD
544	545	2416.36	411.70	0° 31' 32"	206.33	5 80° 31' 01" W
545	546	2416.36	432.21	10° 00' 00"	216.65	N 10° 45' 15" E
546	547	800.00	232.24	28° 10' 30"	102.92	S 86° 52' 55" E
547	548	800.00	265.95	41° 51' 50"	151.25	N 60° 55' 55" E
548	549	450.00	328.80	41° 51' 50"	172.15	S 60° 55' 55" W
549	550	421.35	248.78	39° 20' 42"	128.00	N 86° 25' 23" W
550	551	421.35	271.83	39° 20' 42"	142.97	S 86° 25' 23" E
551	552	258.51	211.71	20° 01' 10"	150.24	N 00° 05' 15" W
552	553	648.51	284.41	28° 01' 10"	149.75	S 00° 05' 15" E
553	554	502.85	393.26	38° 02' 56"	173.40	S 78° 01' 28" E
554	555	275.00	195.45	30° 25' 45"	102.16	S 10° 04' 26" W
555	556	315.00	223.24	35° 45' 46"	105.06	S 17° 44' 51" W
556	557	547.86	442.14	46° 14' 20"	235.20	S 53° 41' 00" W
557	558	395.64	264.55	45° 10' 04"	137.60	S 21° 44' 58" E
558	559	385.64	304.07	45° 10' 04"	160.40	N 21° 44' 58" W
559	560	537.86	441.48	42° 55' 02"	234.81	N 55° 27' 38" E
560	561	581.68	176.52	17° 25' 50"	85.17	N 04° 22' 58" W
561	562	50.00	36.14	41° 24' 50"	18.20	N 75° 02' 15" E
562	563	501.68	172.17	17° 25' 50"	26.85	S 04° 22' 58" E
563	564	50.00	36.14	41° 24' 50"	18.20	S 16° 22' 15" E
564	565	50.00	225.95	122° 45' 00"	75.00	S 85° 40' 00" E
565	566	452.85	300.76	38° 02' 56"	156.16	N 76° 21' 36" W
566	567	734	395.85	20° 01' 00"	101.15	N 40° 15' 30" E
567	568	441.85	171.47	00° 55' 01"	9.74	N 40° 02' 05" E
568	569	325.00	46.18	08° 08' 24"	25.13	S 01° 05' 43" E
569	570	375.00	55.84	08° 31' 56"	27.97	N 00° 53' 58" W
570	571	581.68	51.56	05° 04' 50"	25.81	S 10° 35' 25" E
571	572	2476.36	148.78	05° 26' 20"	74.40	S 74° 02' 00" W

COORDINATES

No.	WEST	NORTH	No.	WEST	NORTH
5	26 155.11	30 140.41	500	26 022.58	31 887.21
6	26 230.15	30 142.00	501	21 442.57	30 182.14
7	26 250.52	30 079.25	502	21 881.59	30 171.49
8	26 411.35	30 657.41	503	21 204.69	30 150.52
9	26 501.30	30 596.10	504	21 531.74	30 159.44
10	26 595.15	30 555.95	505	21 435.00	30 154.14
11	26 686.71	30 518.00	506	21 586.20	30 150.41
12	26 775.22	30 481.15	507	21 574.30	30 146.00
13	26 871.51	30 445.15	508	21 586.81	31 074.85
14	26 919.18	30 428.84	509	21 635.54	31 086.05
15	26 967.55	30 414.00	510	26 556.97	31 141.15
16	27 015.25	30 401.70	511	26 555.47	31 150.14
17	27 063.00	30 390.87	512	26 551.61	31 104.22
18	27 110.50	30 385.76	513	26 551.20	31 053.82
19	27 157.55	30 380.37	514	26 505.15	31 058.92
20	27 204.55	30 380.05	515	26 507.11	31 198.81
21	27 251.54	30 385.12	516	26 685.57	32 130.25
22	27 302.76	30 388.56	517	26 715.45	32 091.77
23	27 353.08	30 395.97	518	26 595.40	31 865.62
24	27 403.53	30 406.76	519	26 545.66	31 868.12
25	27 454.00	30 420.15	520	26 725.57	32 080.45
26	27 504.50	30 435.61	521	26 921.89	30 895.21
27	27 555.00	30 451.80	522	26 944.22	30 844.82
28	27 605.50	30 468.00	523	26 972.87	31 149.74
29	27 656.00	30 484.20	524	27 018.46	31 021.94
30	27 706.50	30 500.40	525	27 029.76	31 058.67
31	27 757.00	30 516.60	526	27 043.25	31 214.45
32	27 807.50	30 532.80	527	27 053.08	31 218.21
33	27 858.00	30 548.99	528	27 103.05	31 252.15
34	27 908.50	30 565.19	529	27 153.04	31 240.47
35	27 959.00	30 581.38	530	27 204.87	30 932.89
36	28 009.50	30 597.57	531	27 256.70	30 940.30
37	28 060.00	30 613.76	532	27 308.53	30 947.71
38	28 110.50	30 629.95	533	27 360.36	30 955.12
39	28 161.00	30 646.14	534	27 412.19	30 962.53
40	28 211.50	30 662.33	535	27 464.02	30 969.94
41	28 262.00	30 678.52	536	27 515.85	30 977.35
42	28 312.50	30 694.71	537	27 567.68	30 984.76
43	28 363.00	30 710.90	538	27 619.51	30 992.17
44	28 413.50	30 727.09	539	27 671.34	30 999.58
45	28 464.00	30 743.28	540	27 723.17	31 006.99
46	28 514.50	30 759.47	541	27 774.00	31 014.40
47	28 565.00	30 775.66	542	27 825.83	31 021.81
48	28 615.50	30 791.85	543	27 877.66	31 029.22
49	28 666.00	30 808.04	544	27 929.49	31 036.63
50	28 716.50	30 824.23	545	27 981.32	31 044.04
51	28 767.00	30 840.42	546	28 033.15	31 051.45
52	28 817.50	30 856.61	547	28 084.98	31 058.86
53	28 868.00	30 872.80	548	28 136.81	31 066.27
54	28 918.50	30 888.99	549	28 188.64	31 073.68
55	28 969.00	30 905.18	550	28 240.47	31 081.09
56	29 019.50	30 921.37	551	28 292.30	31 088.50
57	29 070.00	30 937.56	552	28 344.13	31 095.91
58	29 120.50	30 953.75	553	28 395.96	31 103.32
59	29 171.00	30 969.94	554	28 447.79	31 110.73
60	29 221.50	30 986.13	555	28 499.62	31 118.14
61	29 272.00	30 1000.32	556	28 551.45	31 125.55
62	29 322.50	30 1016.51	557	28 603.28	31 132.96
63	29 373.00	30 1032.70	558	28 655.11	31 140.37
64	29 423.50	30 1048.89	559	28 706.94	31 147.78
65	29 474.00	30 1065.08	560	28 758.77	31 155.19
66	29 524.50	30 1081.27	561	28 810.60	31 162.60
67	29 575.00	30 1097.46	562	28 862.43	31 170.01
68	29 625.50	30 1113.65	563	28 914.26	31 177.42
69	29 676.00	30 1129.84	564	28 966.09	31 184.83
70	29 726.50	30 1146.03	565	29 017.92	31 192.24
71	29 777.00	30 1162.22	566	29 069.75	31 199.65
72	29 827.50	30 1178.41	567	29 121.58	31 207.06
73	29 878.00	30 1194.60	568	29 173.41	31 214.47
74	29 928.50	30 1210.79	569	29 225.24	31 221.88
75	29 979.00	30 1226.98	570	29 277.07	31 229.29
76	30 029.50	30 1243.17	571	29 328.90	31 236.70
77	30 080.00	30 1259.36	572	29 380.73	31 244.11
78	30 130.50	30 1275.55	573	29 432.56	31 251.52
79	30 181.00	30 1291.74	574	29 484.39	31 258.93
80	30 231.50	30 1307.93	575	29 536.22	31 266.34
81	30 282.00	30 1324.12	576	29 588.05	31 273.75
82	30 332.50	30 1340.31	577	30 039.88	31 281.16
83	30 383.00	30 1356.50	578	30 091.71	31 288.57
84	30 433.50	30 1372.69	579	30 143.54	31 295.98
85	30 484.00	30 1388.88	580	30 195.37	31 303.39
86	30 534.50	30 1405.07	581	30 247.20	31 310.80
87	30 585.00	30 1421.26	582	30 299.03	31 318.21
88	30 635.50	30 1437.45	583	30 350.86	31 325.62
89	30 686.00	30 1453.64	584	30 402.69	31 333.03
90	30 736.50	30 1469.83	585	30 454.52	31 340.44
91	30 787.00	30 1486.02	586	30 506.35	31 347.85
92	30 837.50	30 1502.21	587	30 558.18	31 355.26
93	30 888.00	30 1518.40	588	30 609.01	31 362.67
94	30 938.50	30 1534.59	589	30 660.84	31 370.08
95	30 989.00	30 1550.78	590	30 712.67	31 377.49
96	31 039.50	30 1566.97	591	30 764.50	31 384.90
97	31 090.00	30 1583.16	592	30 816.33	31 392.31
98	31 140.50	30 1599.35	593	30 868.16	31 399.72
99	31 191.00	30 1615.54	594	30 919.99	31 407.13
100	31 241.50	30 1631.73	595	30 971.82	31 414.54

W.J.R. 26 FOLIO 44
 RECEIVED for Record
 APR 17 1958 at
 same day recorded in liber
 W.J.R. No. 26-157-A
 One of the Records of
 Baltimore County and ex-
 amined per
 Clerk

SECTION FOUR
 OF
"DUMBARTON HEIGHTS"
 ELECTION DISTRICT'S BALTIMORE COUNTY, MD.
 SCALE: 1"=100'
 NOVEMBER 11, 1958

DEVELOPER:
DUMBARTON HEIGHTS, INC.
 DUMBARTON MANOR, PIKEVILLE 8, MD.

96-157-A
 # 165

P.W.A. Completed 35805 M.E.R. Final Plat Checked: Engineering 3/15/58 Date 12/6/58		APPROVED: April 16, 1958 William H. F. Wooten Deputy State & County Health Officer		Note: The streets and/or roads shown hereon and mentioned in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached; their heirs and assigns.		Note: Coordinates and bearings shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X 1962-A W 2808.45 N 90 222.94 X 1963 W 2808.56 N 90 272.72		OWNER'S CERTIFICATE The requirements of Section 11-5 Article 17 of The Annotated Code of Maryland, Chapter 1041 (Supplement) as far as they relate to the preparation of this plat have been complied with. DUMBARTON HEIGHTS, INC. Arthur E. Klein Pres. 12-11-58 Owner Date		SURVEYOR'S CERTIFICATE I, NORMAN FRANCIS HERGMANN, a registered Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 450, Chapter 104 of the Acts of 1945 and subsequent Acts amendatory thereof. Norman Francis Hergmann 12-8-58 Reg. Land Surveyor *2825 Date			
APPROVED: BALTO. COUNTY PLANNING BOARD Dec 14, 1958 Director		APPROVED: 12/22/58 Robert G. Chappell County Roads Engineer		Note: The streets and/or roads shown hereon and mentioned in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached; their heirs and assigns.		Note: Coordinates and bearings shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations: X 1962-A W 2808.45 N 90 222.94 X 1963 W 2808.56 N 90 272.72		OWNER'S CERTIFICATE The requirements of Section 11-5 Article 17 of The Annotated Code of Maryland, Chapter 1041 (Supplement) as far as they relate to the preparation of this plat have been complied with. DUMBARTON HEIGHTS, INC. Arthur E. Klein Pres. 12-11-58 Owner Date		SURVEYOR'S CERTIFICATE I, NORMAN FRANCIS HERGMANN, a registered Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 450, Chapter 104 of the Acts of 1945 and subsequent Acts amendatory thereof. Norman Francis Hergmann 12-8-58 Reg. Land Surveyor *2825 Date			

MATZ, CHILDS & ASSOCIATES
 5704 BELLONA AVE.
 BALTIMORE 12, MD.